ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ
(ಸಹಭಾಗಿತ್ವದ – ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹಾಗೂ ಕೇಂದ್ರ ಸರ್ಕಾರ ಉದ್ಯಮ)
ನೊಂದಾಯಿತ ಕಚೇರಿ : ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, 3ನೇ ಮಹಡಿ, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ
ಬೆಂಗಳೂರು – 560 027, ಭಾರತ

Bangalore Metro Rail Corporation Ltd.
(A Joint Venture of Government of Karnataka & Government of India)
Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar,
Bangalore - 560 027. INDIA

Date: 18/03/2026

BMRCL'S RESPONSE TO PRE-BID QUERIES

Tender Name: **"SELECTION OF LICENSEE FOR RETAIL OUTLETS AT MADAVARA, YESHWANTHAPURA, MANTRI SQUARE SAMPIGE ROAD, KR MARKET, BANASHANKARI & PATTANDUR AGRAHARA METRO STATIONS OF BMRCL"**

BMRCL Bid No.: BMRCL/A(PD)/RO-18/2025-26/ dtd.: 10/03/2026

KPP Portal Reference Number: BMRCL/2025-26/SE0037 dtd.: 10/03/2026.

Sl. No.	Clause Reference	Appendix /Annexure reference	Query	BMRCL Responses
1	2.5.1 of the Tender Document		Do the offered locations mentioned in Table–I have exact areas, or are the areas indicative?	As mentioned in Clause 2.5.2 on Page 21 of the Tender Document, Bidders are advised to note that the area mentioned in Table–I (Retail Outlet Location Details) is only indicative. After the declaration of the Successful Bidder and after payment of Security Deposit (but before signing of License Agreement) a joint measurement of the tendered area shall be undertaken along with the Successful Bidder or his authorized representative, and the area so determined by joint measurement shall be treated as final measurement and License Fee shall be payable on pro-rate basis and the same measurement will be mentioned in the License Agreement.

Sl. No.	Clause Reference	Appendix /Annexure reference	Query	BMRCL Responses
2	General Query	NA	Can BMRCL accept digitally signed documents uploaded on the e-tender portal?	Yes, acceptable.
3	General Query	NA	How many years of experience are required to meet the eligibility criteria?	Please refer to Clause 2.10 of Section 2 of the Tender Document.
4	General Query	NA	Can BMRCL consider easing the eligibility criteria for new start-ups so that start-ups can participate in the bidding process and get an opportunity to establish their kiosks/shops?	Please refer clause 2.9.1 (d) and 4.1.1 of Tender Document.
5	General Query	NA	What is the procedure for vacating the premises after the 12-month lock-in period?	Please refer Tender Clause 7.8.1 (iv)
6	General Query	NA	Are LPG-based cooking arrangements permitted at the Pattandur Agrahara location?	Please refer clause 7.7 (e)
7	General Query	NA	If only a single bidder applies for a specific location and subsequently withdraws, what will be the further course of action?	If a Single Bidder applies for a specific location and subsequently withdraws bid during the Tender/Bid Validity Period, the Earnest Money Deposit (EMD) shall be forfeited, as laid down under clause 2.13.7(b) of Section-2 of the Tender.
8	General Query	NA	What are the documents required for the participation of start-ups in the tender?	All documents as per clause 4.1.1 and Appendix-IX of the Tender Document are required for participating in the Tender. However, please refer clause 2.9.1 (d) Start-ups registered with KBITS are exempted from Net Worth criteria.
9	General Query	NA	Our company was registered in the year 2025 and has not commenced operations yet. What are the documents required for the financial proof in such cases?	Under the present tender Conditions your Company is **Not eligible** to apply for this Tender.
10	General	NA	Can Bangalore Metro Rail Corporation Limited (BMRCL)	No. Tender conditions prevail

Sl. No.	Clause Reference	Appendix /Annexure reference	Query	BMRCL Responses
	Query		consider including "Restaurant" as an additional permitted business category at the Madavara location (RO-BIEC-GL-1)?	
11	General Query	NA	Whether bidder has to sign in all the pages of the Tender Document?	Yes
12	General Query	NA	In case supporting documents which are not uploaded in the KPP portal can be physically submitted in the office?	Not acceptable. All documents have to be uploaded in the KPP Portal only. However, the hardcopies of documents submitted in KPP Portal shall be submitted to BMRCL's head office within 5 working days from the date of Bid submission. You are advised to apply well in advance to ensure that you do not have any network issues during uploading of the documents.
13	General Query	NA	In case same price quoted by 2 agencies how BMRCL will consider by a successful bidder?	Please refer Clause 5.5 of Tender Document.
14	General Query	NA	Kindly confirm whether the successful bidder will have full rights to sub-lease the allotted premises across all Tendered properties to food outlets, retail brands, apparel operators, or other permitted categories. As we operate under an aggregator model, clarity on sub-leasing rights is critical for commercial structuring.	No. Please refer clause 7.3 (a) (i) & 7.8.2 (n) of the Tender Document
15	General Query	NA	Considering the scale of investment in fit-outs, utilities, (where applicable), branding, and long-term operational commitments, we request that	Tender Conditions Prevails

Sl. No.	Clause Reference	Appendix /Annexure reference	Query	BMRCL Responses
			the tenure be considered for a minimum period of 15 years to ensure project viability and return on investment. Kindly confirm whether a longer tenure (not less than 15 years) can be accommodated.	
16	General Query	NA	Whether the categories mentioned in the Tender can be modified or optimized based on market feasibility and revenue potential. Whether there are any restrictions or preferences towards specific categories, or if diversified retail and food formats are permitted. Compliance requirements and timelines for fit-out approvals.(clarity on moratorium period)	No. Tender conditions prevails.
17	General Query	NA	Confirmation of sanctioned power load (KVA) and whether additional load can be provided. Services required power, drainage, STP/ETP, HVAC, Chilled water connections etc.). Drain line connectivity and overall utility provisions. Allocation of designated service areas. Detailed scope of services and handover conditions.	The details of provisioning of power/water facilities by BMRCL at Tendered locations have already mentioned in Table-I: Retail Outlet Location Details under clause 2.5.1 of the Tender Document. All other utilities like STP/ETP, HVAC, Chilled water connection etc. must be undertaken by Successful Bidder at his/her own cost subject to prior approval of BMRCL. Regarding scope of service please refer clause 6.4 of Section-6 of Tender

Sl. No.	Clause Reference	Appendix /Annexure reference	Query	BMRCL Responses
				Document.
18	General Query	NA	Rights pertaining to branding spaces within the premises, including façade, peripheral, and any bridge/walkway branding rights, where applicable. Signage and façade branding guidelines. Compliance requirements and timelines for fit-out. Status of removal or relocation of any existing kiosks within or outside the premises, which is hiding the visibility for proposed area, if applicable.	Tender conditions prevail.
19	General Query	NA	Kindly provide the operational timing for the retail outlets. Will BMRCL permit to open the retail outlet 24/7.	Retailers will be allowed to operate during revenue hours of the Metro. However, in case of a retail outlet being a **Pharmacy**, BMRCL may consider according permission to operate 24x7, as provided under clause 7.3. (a) (xvi) of Section-7 of the Tender Document.
20	General Query	NA	Will BMRCL provide toilet facilities to customers/employees of the retail outlets?	Customers and employees of the retail outlets may use the station restrooms as per prevailing arrangements.
21	General Query	NA	Will BMRCL provide parking facilities for staff/customers of the retail outlet?	No. However in certain stations paid parking facilities are available, which may be utilized at prevailing costs.
22	General Query	NA	Will BMRCL clear the garbage generated by the outlet	The Licensee shall segregate and organize garbage from the Licensed Premises as per directions of BMRCL and place the same at such location(s) and at such timings as may be communicated by BMRCL for collection. However, these conditions will not apply to

Sl. No.	Clause Reference	Appendix /Annexure reference	Query	BMRCL Responses
				three locations viz. RO-YPM-GL-10, RO-SPGD-OS-1, and RO-KRMT-GL-1, who will have to make their own arrangements for removal of garbage.
23	General Query	NA	Can we use LPG gas on the first floor where the gas cylinder/bank can be securely installed outside the station?	Please refer clause 7.7 (e)
24	General Query	NA	If retail outlet spaces are already built whether a few changes/alterations will be allowed?	BMRCL may permit the alterations depending upon aesthetics, structural stability etc.
25	EMD	EMD	Can the EMD be submitted in the form of Bank Guarantee?	No. As multiple locations are being Tendered, the Tender is floated as 'itemised' Tender in the KPP Portal. The KPP Portal will allow Bidders to pay EMD only through online payment mode. Hence, EMD in the form of BG/e-BG cannot be submitted.
33	General Query		Can annual escalation of 7% be reduced ?	No. Tender Conditions Prevail
34	General Query		Is the Financial Bid offered by bidder inclusive of annual escalation	No. The Financial Bid is inclusive of 18% GST and other applicable taxes. However, it is exclusive of annual GBA Service Charges payable by successful bidder, and annual escalation of 7% on Bid amount. Further, the escalated portion of Bid amount shall also attract GST as per prevailing rates.

The BMRCL's response to these queries shall be an integral part of the Tender Document, hence the Bidders are requested to consider the changes/additions made herewith before submitting their bids. Other than the changes mentioned in this response to bid queries, all other terms and conditions remain unchanged.

Sd/-
Director (Finance)